

FAIR LAWN, NJ - NEIGHBORHOOD CENTER

17-17 TO 17-77 RIVER RD, FAIR LAWN, NJ 07410

NEW OWNERSHIP - RENOVATIONS PROPOSED



OFFERING SUMMARY

Available SF: 1,116 - 54,800 SF
Lease Rate: Call for Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

New Ownership - Proposed Renovations
Join: Walgreens, Sherwin Williams & Others

PROPERTY HIGHLIGHTS

- Available Immediately:
- 54,800 SF - Former ShopRite
- 14,900 SF of Strip Center Space Available (Will Divide)
- Walgreens + Sherwin Williams Have Exercised Long Term Options
- 92,523 SF Neighborhood Center
- Potential Office/Medical Use for Former Shop Rite
- Prime Retail Site
- Abundant On-Site Parking
- Excellent Access & Visibility

FOR MORE INFORMATION CONTACT:

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Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

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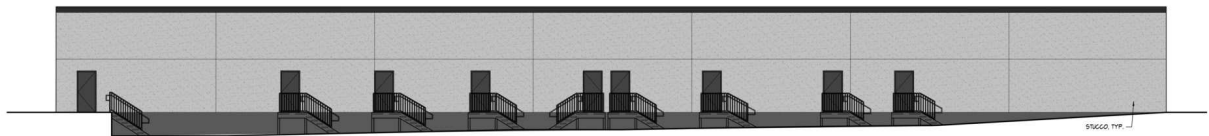
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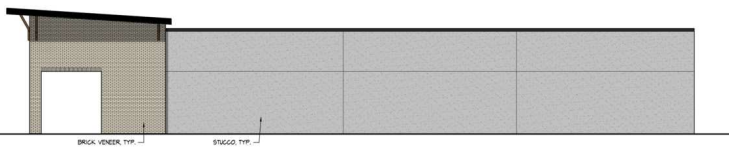
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5 NORTH ELEVATION
18'-11"0"



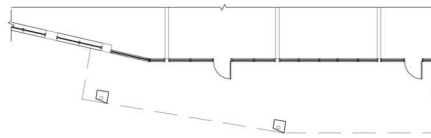
4 EAST ELEVATION
18'-11"0"



3 WEST ELEVATION
18'-11"0"



2 SOUTH ELEVATION
18'-11"0"



1 PARTIAL FLOOR PLAN
18'-11"0"

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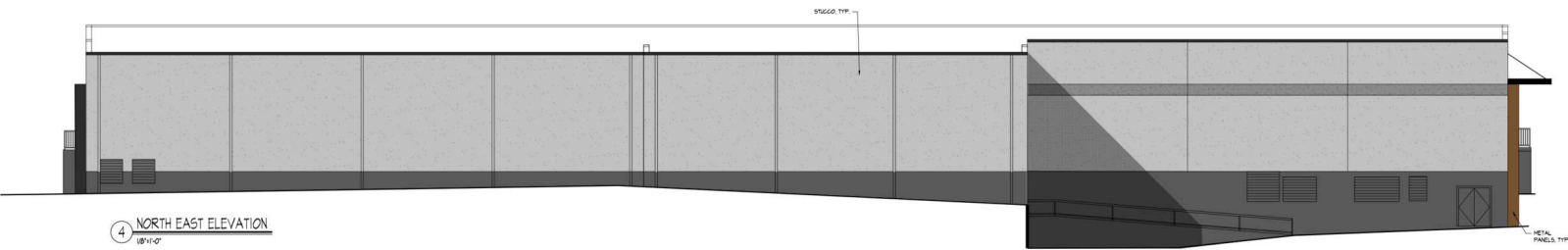


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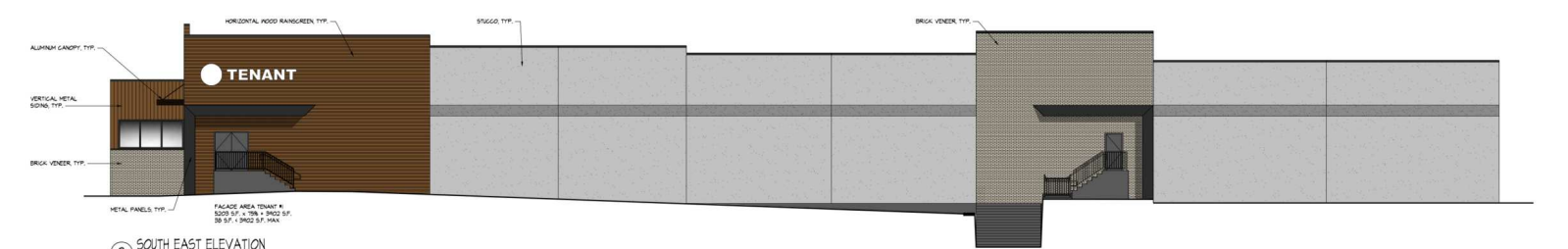
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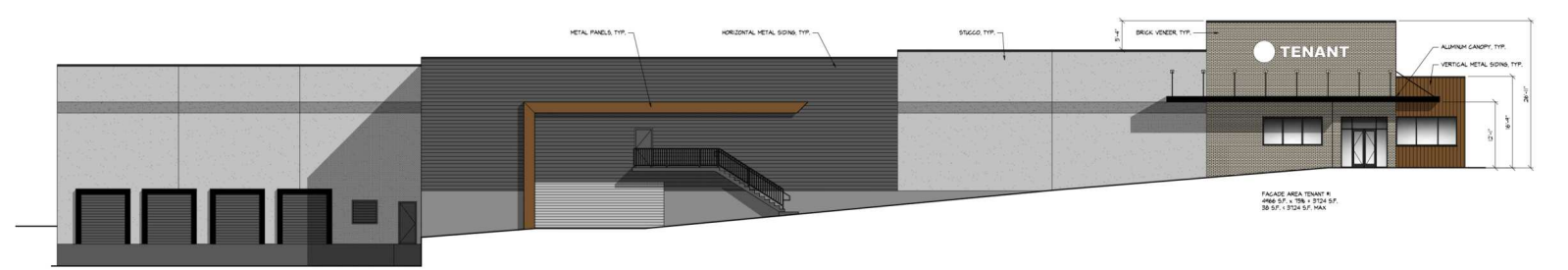
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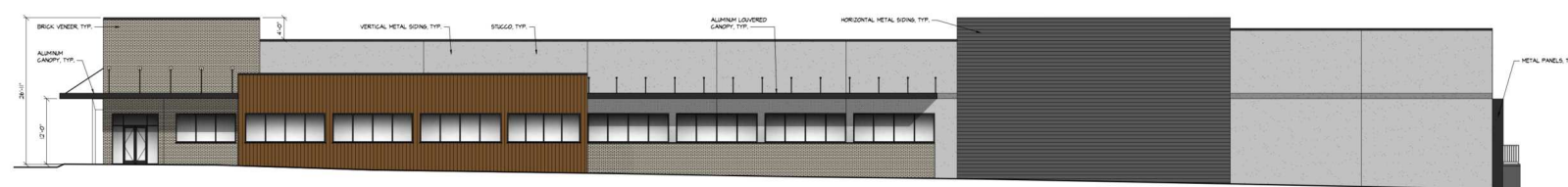
④ NORTH EAST ELEVATION
 18'11'-0"



③ SOUTH EAST ELEVATION
 18'11'-0"



② NORTH WEST ELEVATION
 18'11'-0"



① SOUTH WEST ELEVATION
 18'11'-0"

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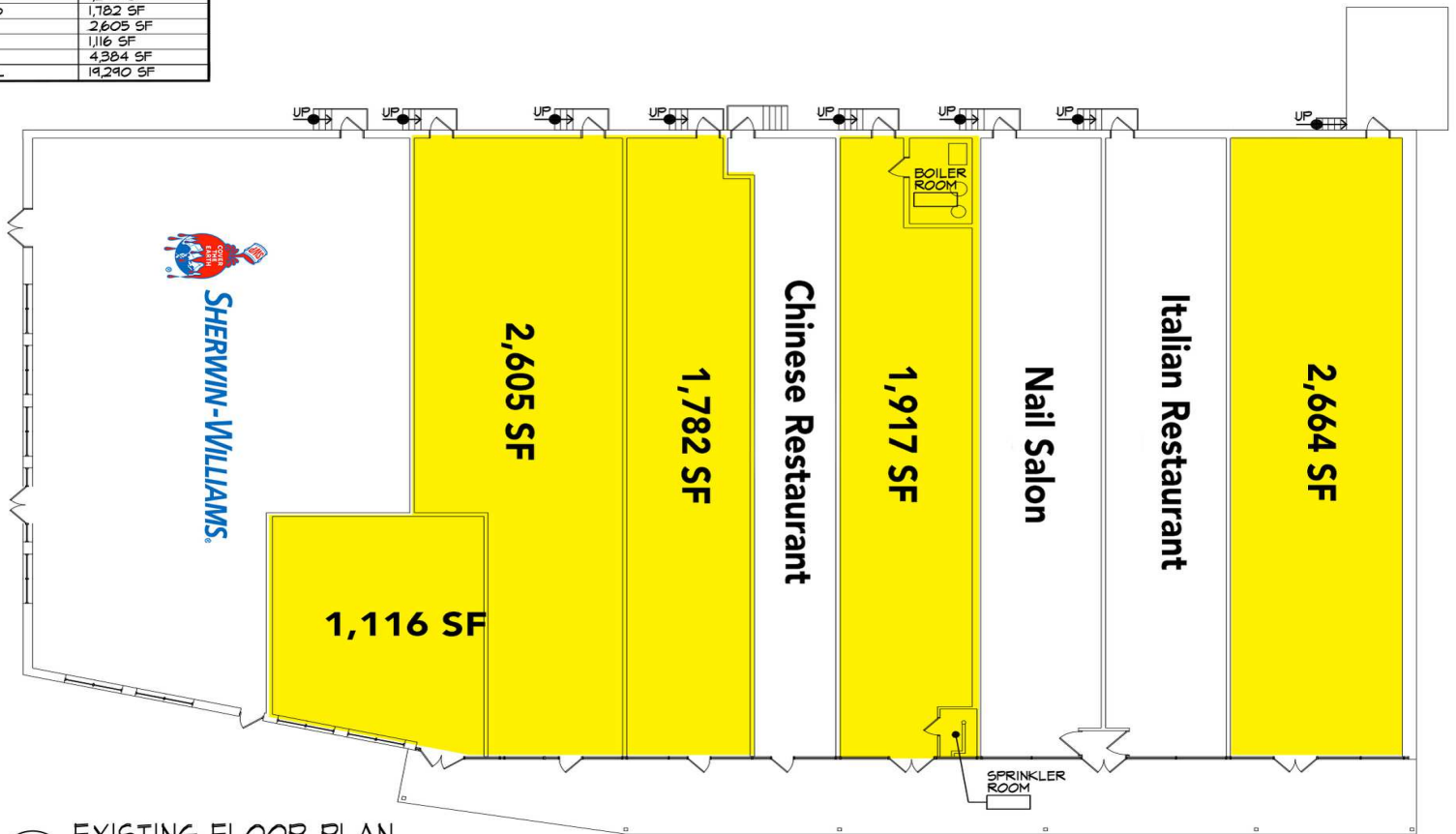
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TENANT SPACE	AREA (SF)
17-59	2,664 SF
17-61	1,713 SF
17-61b	1,802 SF
17-63	1,917 SF
17-65	1,247 SF
17-65b	1,782 SF
17-67	2,605 SF
17-69	1,116 SF
17-71	4,384 SF
TOTAL	19,290 SF



1 EXISTING FLOOR PLAN
1/16"=1'-0"

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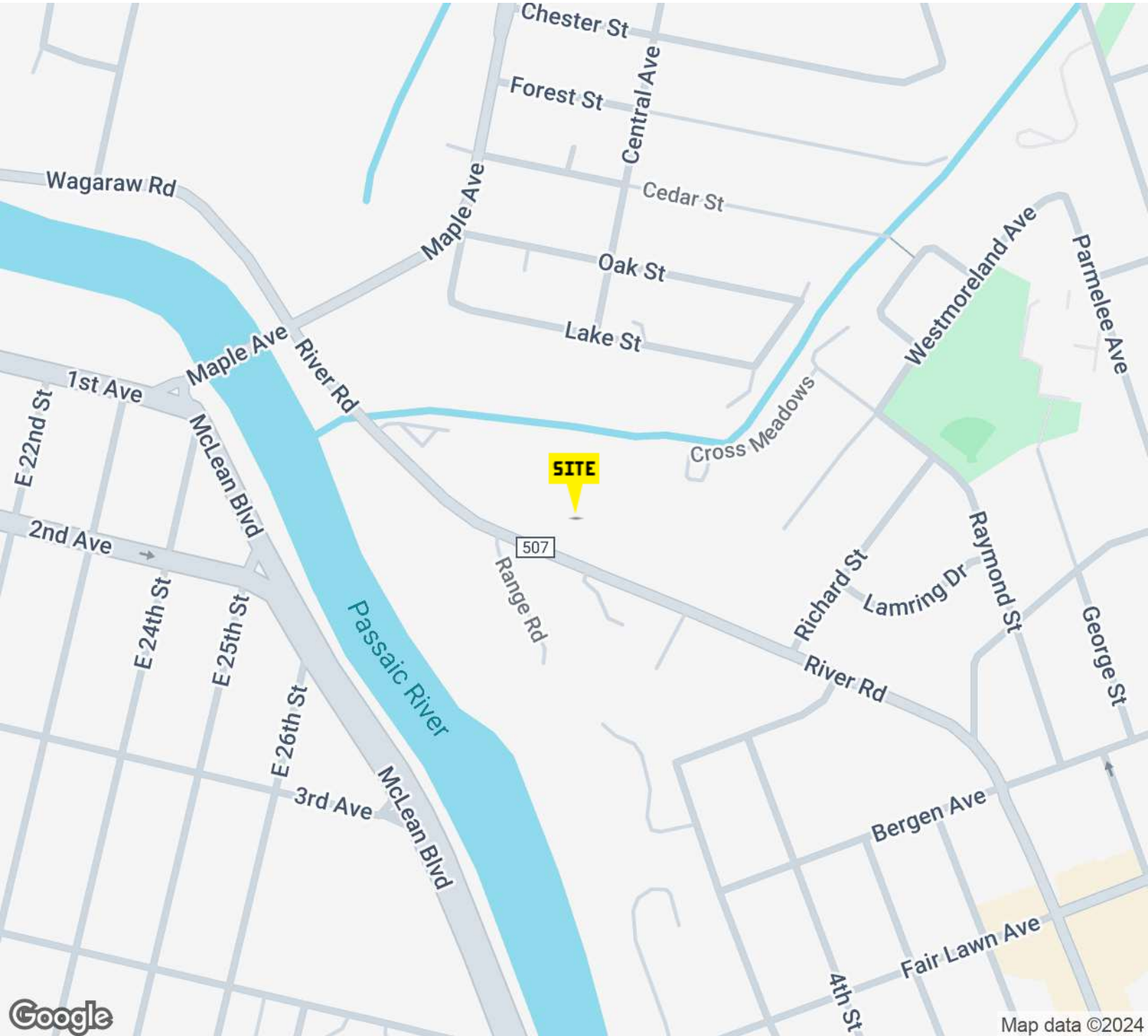
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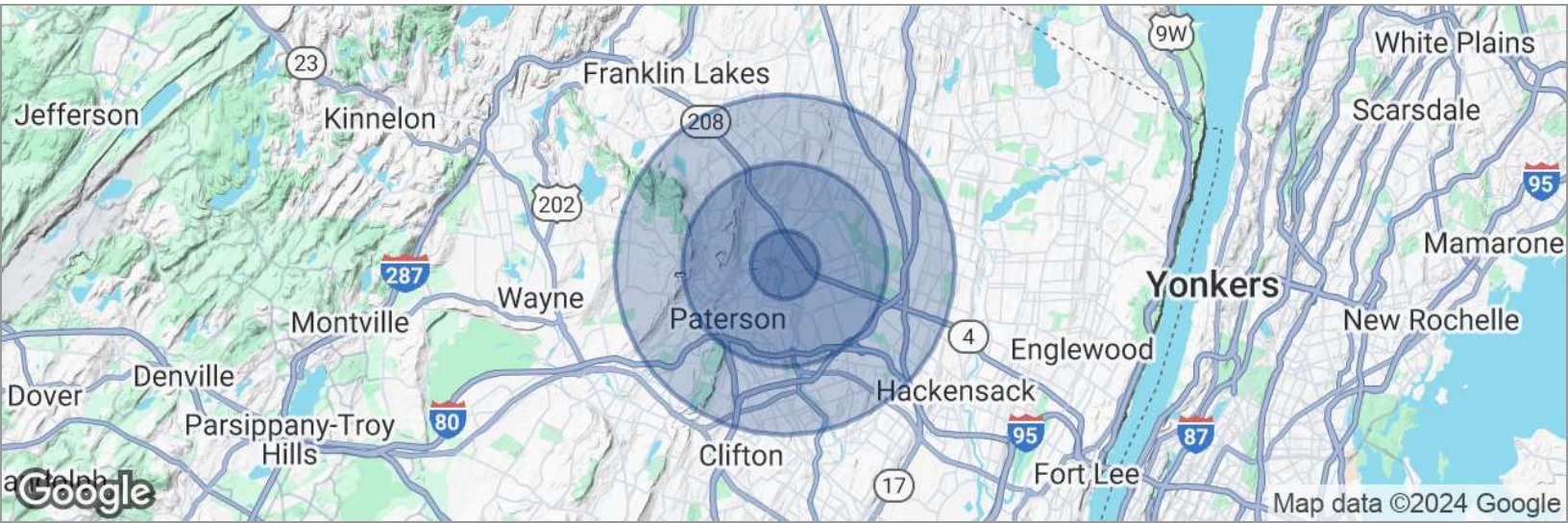
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	26,608	247,221	519,971
Median age	39	39	40
Median age (Male)	38	38	38
Median age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,133	82,187	172,102
# of persons per HH	2.9	3	3
Average HH income	\$122,343	\$120,814	\$130,978
Average house value	\$495,066	\$491,425	\$537,668

* Demographic data derived from 2020 ACS - US Census

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